**Industrial Dwellings Society.**

**Contract for:**

**Internal Works Programme – Kitchens & Bathrooms Replacement**

**Ref: IDS 001 Date: July 2023**

**Contract Administrator: Alvin Sum**

Specification for Bathroom and WC Replacement

Document 9a

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1st Floor, Anna House,

214-218 High Street

London, N15 4NP

SPECIFICATION FOR THE RENEWAL OF BATHROOM FITTINGS WITH OVER BATH SHOWER

**3/A/01 GENERALLY - Bathroom’s & W.C.**

*Scope of the works*:

To replace all existing bathroom and W.C. fittings with new modern fittings; Full redecorations and new floor coverings; The Installation of a new electrical shower unit (over bath), with a rail & shower curtain and with ceramic wall tiling to walls; Replacement and or new installation of a heat recovery fan, where necessary and practicable; Minor repairs to bathroom and w.c. doors architraves skirting’s; (There is to be no allowance for major adaptations for disabled tenants. Where this is requested by the tenant, they are to be referred to Industrial Dwellings Society, Disabled & Home Improvement Team)

* During the works the contractor is to allow for the use of (or a) full working w.c. & washing facilities for use by the residents only. The Contractor via the Resident Liaison officer is to discuss with the tenant any special needs and considerations they may require during the works.
* The Constructor should note that all the dwellings are occupied, and it is therefore essential that the works be carried out to cause the minimum of disruption to tenants. Always comply with the requirements set out in the preliminaries and specification; include for all necessary protection to and from the work area including protection of existing floor coverings, with dust sheets and as required temporary floor and stairs protection. It is the responsibility of the main contractor to monitor and rectify any problems with all temporary protection for wear and movement which may cause trip hazards during the works and at the end of each working day.
* Isolate electrical supply to allow for safe removal of bathroom electrical fittings. New electrical installation to be completed in one working day. The contractor must not start essential installation (w.c.) unless it can be completed by the end of the working day.
* In certain situations, the bath may need to be repositioned to accommodate the new electrical shower unit. The bath maybe raised a max of 50mm to accommodate new waste pipe falls. Approval must be received by the CA. The contractor is to allow for this design element within his price. The position of the window needs to be taken into consideration when installing bath & shower.
* At the completion of the works the contractor is to give a demonstration on the operation & safe use of all the new bathroom fittings, with particular attention to the new shower unit. The contractor is also to provide to the resident an easy to understand ‘residents pack’ outlining the general ‘day to day use’ the safe use & cleaning of the new bathroom units
* A bathroom & WC installation should be completed within 10 working days from start to Hand Over stage and the resident should be updated regularly on progress of the works.

**3/A/02** The new bathrooms/W.C.s are to be priced on *‘all in’* rate basis and to include the full scope of works as above and as specified. See 3/A/03 for items to be included in the rate & 3/A/04 for items to be individually.

*Prices to be inserted in Document 4*.

**3/A/03** The following items are to be **included** in the *‘all in’* rate cost of new bathroom.

* + - * New Bath & panel
      * New Wash hand basin and pedestal
      * New W.C. pan & cistern & seat
      * All pipework, wastes and connections
      * Floor tiling & edge strips
      * Wall tiling & edge strips
      * Re-plastering up to (8sqmtrs skim coat)
      * Full re-decorations
      * Wiring, light switch & ceiling fitting replacement
      * Ease & adjust doors to close correctly.
      * Rubber Door ‘stop’ to be fixed to skirting run.
      * Shower curtain
      * Repair/replacement to duct covers etc
      * Fit new door closures
      * Minor repairs/replacement of skirting’s n/e 4 l/m & architraves ne 5 l/m
      * Minor ‘boxings’ to pipework @ 2.000 x .400 x .100.
      * Electrical Shower Unit
      * 50mm timber upstand to rear of bath panels, to receive vinyl floor covering.

Note; This upstand to include, angled fillet to receive the covering.

**3/A/04** The following items are to be **excluded** from the overall cost of an *‘all in’* bathroom rate and to be priced individually. *See Document 4 for quantities*

* *Fire Protection Works*
* *Thermostatic shower unit complete with accessories & wiring.*
* *Second W.C. and basin complete*
* *E.O for thermostatic mixer tap (Bathroom)*
* *Skirting’s & Architraves not exceeding 2m*
* *Extract fans*
* *EO Plastering above 8.0 sqmtrs*
* *New ceilings*
* *E.O. Service Ducts*
* *Shower Screen*
* *EO Shower runs above 6m*

**3/A/05 Existing Soil & Vent stacks to two storey flats & houses**

Contractor is to check & test (where practical) the existing Soil pipes and underground drainage (to the manhole) are running clear & free. The contractor is to allow for percentage of all addresses specified to be ‘*rodded through’* *See Document 4 for quantities*

**3/A/06 Existing Soil & Vent Stack to Three Storey Buildings and Above**

Contractor to ensure all new connections to the existing stack are leak free and the waste system is working as designed. All problems which may the affect the correct flow of the system or the contractor becomes aware of during the course of the work are to be brought to the attention of the CA and put in writing to the Project Manager. Failure to report problems may result in delays to the completion of the works.

**3/A/07 Health and Safety - IMPORTANT**

* During the demolition works and removal of existing bathroom fittings and ductwork, if Asbestos material is suspected - work is to be immediately stopped, the area vacated and reported to RBG for testing.

**3/A/08 Demolition**

* Disconnect all hot and cold-water supplies and wastes to all existing sanitary ware. Remove all existing redundant sanitary ware, all floor finishes including carpet, vinyl and laminated flooring tiles including multiple levels thereof and cart away. Hack off all layers of existing wall tiles include any render bond and cart away. Remove all redundant pipework and dispose from site. Remove any existing panels from any ductwork and expose existing Soil & Vent Pipe and or waste pipes.
* To minimise movement of dust and dirt between rooms allow to temporarily seal or cover doors as appropriate during “dirty” work and use “dustless” drilling and cutting tools.

**3/A/09 Existing walls**

Hack of defective plastering to walls Make good walls and ceilings including re-plastering where required. Include for coat of uni-bond or similar

- **Allow for up to 8.0 sqmtrs skim coat per property**.

- *For Extra Over quantities of re-plastering see Document 4*

* *All as detailed in 3/A/10 below:*

**3/A/10 Plastered Coatings to Walls & Ceilings**

**One-Coat Gypsum Plaster**: To be used in patch repairs.

* + ***Background:*** *Existing brick or blockwork.*
  + ***Plaster proprietary reference****: Constructor’s discretion.*
  + ***Thickness:*** *to be as required to match existing finish.*
  + ***Finish:*** *Smooth.*

**Plasterboard & Skim:**

* + ***Background:*** *Joists - Plasterboard backing:*
  + *12.5mm gypsum wallboard with grey paper face, or other as scheduled,*
  + *nail fixed.-*
  + ***Skim coat:****Board finish plaster: To BS 1191:Part 1, Class B.*
  + ***Thickness:*** *3mm*
  + ***Finish:*** *Smooth*.

**Mixing:**

* + *Measure materials accurately by volume using gauge boxes*
  + *Do not allow contamination of one type of material with another, or by any set material.*
  + *Do not use admixtures unless specified or approved.*
  + *Mix materials thoroughly*.

**Adverse Weather**

* + *Take precautions to prevent damage to internal work when air temperature is below 3°C*.

**Backgrounds Generally:**

* + *Ensure that backgrounds are secure, free from contamination and loose areas, reasonably dry and in a suitable condition to receive specified coatings.*

**Repairing Existing Plaster**:

* + *Remove plaster that is loose, soft, friable, badly cracked or affected by efflorescence. Gently tap all remaining intact surfaces and remove hollow sounding areas of plaster. Remove stained plaster to 300mm beyond last point of visible staining. Cut back to straight horizontal and vertical edges*
  + *Advise CA if any built-in timbers, structural deficiencies or sources of damp are revealed*
  + *Thoroughly dry brush the background and edges to remove dust, loose material and efflorescence.*

**Plasterboard Backings:**

* ***Plasterboard:*** *To BS 1230:Part 1.*
* ***Fixings:*** *Galvanised plasterboard nails of length not less than 3 times the thickness of board being fixed.*
* *Ensure that noggins, bearers, etc. to support fixtures, fittings and services are accurately and securely fixed.*
* *Ensure that the perimeter and unbound or cut edges of boards are supported by additional noggins in accordance with board manufacturer's recommendations.*
* *Stagger end joints between rows. Gap between boards to be not more than 3mm. Do not use damaged boards*
* *Fill and tape (scrim) all joints and angles between boards (except where coincident with a metal bead) using tape recommended by board manufacturer*.

**Beads/Stops:**

* *Use appropriate corrosion resistant beads/stops at external angles and stop ends*.

**Application Generally:**

* *All coatings to be firmly bonded, of even and consistent appearance, free from rippling, hollows, ridges, cracks and crazing.*
* *Finish surfaces to a true plane with all angles and corners to a right angle and with walls and reveals plumb and square.*
* *Prevent excessively rapid or localised drying out*.

**Dubbing Out:**

* *If necessary to correct background inaccuracies, dub out in layers of not more than 13mm in same mix as first coat. Allow each coat to set before the next is applied. Scratch the surface of each coat*

**3/A/11 Hot & Cold-Water Plumbing**

* Adapt/extend copper hot and cold feeds to all bathrooms and separate w.c.’s & with isolation valves to all serviceable components. Insulate all 15mm and 22mm dia hot and cold pipework where practical within service voids with pre-formed split tube insulation.
* To adapt/extend any cold feeds to ensure equal pressure, particularly where a Combination boiler is in situ, allow to converting cold supply to mains pressure.
* Provide all new necessary wastes and traps to all appliances and sanitary ware as specifies below. NB: All new waste pipes to be upvc connected to stack. Test all for leaks and leave ready for use by the tenant.
* Provide & fix in serviceable position new isolation service valves to all serviceable supplies
* All hot and cold pipework to be in copper tube only (push fit connections or flexi hose will not be permitted).
* Retain existing warning/overflow pipe, ensuring that it is fixed to fall, and is located to give visible warning of discharge. It is preferable that the point of discharge is into the WC pan. If not possible, agree alternative position with Client Representative
* SF pressure reduce valve if required TBA with CA/PM

**3/A/12 Waste Pipes & Fittings**

* Connect new suitable plastic ‘p’ or ‘s’ traps as required from new bath and basin to existing gully(s) and/or waste/soil stack(s) with new solvent-weld plastic pipes. All connections, bends, junctions and fittings, with access points to allow for future rodding. Re-use of, and connection to, sound existing waste pipes is allowed as long as the pipework is not furred damaged & partially extended. The CA/COW will have final decision as to the suitability of retaining existing waste pipes. NB: All new waste pipes to be upvc connected to stack. Test all for leaks and leave ready for use by the tenant. Allow for varies connection type to stacks.
* Fix to wall all existing & new waste pipes with appropriate fixing clips. Long lengths of unsupported pipework will not be allowed.
* All new fittings to have new suitable isolator service valves. To be located where they can be readily operated and maintained and adjacent to equipment which is to be isolated.
* All pipe gradients and supports to comply with good practise (BS 8558:2011, referring to BS EN 806 parts 1-5 as applicable).
* All hot and cold pipework to be in copper (push fit will not be accepted). Pipe supports will comply with good practise (BS 8558:2011, referring to BS EN 806 parts 1-5 as applicable).
* All hot and cold supplies will be thoroughly flushed clear of debris before final connections are made, in accordance with good practise.

**3/A/13 Bathroom Design**

* Bathroom layout to be the same as existing where practicable, changes to design to be confirmed and by CA/PM only. Request for changes to layout by the tenant to be forwarded to CA for consideration. Any resultant additional cost to be included.
* Where separate WC are located away from the bathroom and the W.C. does not have an existing wash hand basin, one is to install including new water supply & waste outlet. Allow for replacement where one is existing.

**3/A/14 Bath & Basin & W.C. Fittings**

* All bathroom and W.C. units to be in white.
* All fixings & screws to be non-ferrous & fit for purpose.
* Positioning of Hot & Cold taps to remain consistent throughout installation.
* All existing copper wastes are to be removed and renewed back to stack.
* Deep seal traps are to be used.
* *See Document 4 for other pricing quantities*

**3/A/15 Bath**

* Supply & fix into position new steel bath from KALDEWEI, new ‘Eurowa’ white bath with twin grip (grab rails), slip resistant, & legs (or equal and approved). All to be installed as per manufacturers recommendations.
* SIZES; 1500, part ref; 1196 2700 0001.

1600, part ref; 1197 2700 0001.

& 1700, part ref; 1198 2700 0001.

All x 700mm, all to fit within the existing design layout, where practicable.

* Bath ‘legs’ to rest/sit on 100 x 50mm, timber cross bearers, to existing floor boarding.
* Bed the rim of the bath on to a generous continuous bead of silicone-based bathroom sealant with fungicide, applied on the walls at the tap end and long side of the bath. Make a good seal against the wall. Raising the height of the bath above the range allowed for by the manufacturer will not be accepted.  
    
  Bath Manufacturers Details:

KALDEWEI UK ltd

Kings hall,

St Ives Business Park,

Parsons Green,

St Ives.

Cambridgeshire PE27 4WY

Tel: 01480 498053

[www.Kaldewei.co.uk](http://www.Kaldewei.co.uk)

**3/A/16 Bath Panel**

* Supply and fix new removable white acrylic ‘Ideal Standard – Unilux plus’ & Ideal ‘Unilux plus + end panel (where required), with sealed edges (or equal approved) to fit the above bath sizes as required. Include for end returns & end panels as needed. Supply and fix new s.w. framing/support battens including for returns and bath ends.

*(Bath panels; Wolseley – 020 8293 0555).*

**3/A/17 Bath Taps**:

**‘Bristan’ ¾” Mixer taps Bristan Design Utility Lever Bath Filler taps (DULBFC)**

* Handles chrome plated
* Where Communal heating/hot water fitted, supply and fix thermostatic **bath Lever Head From** Bristan Ltd*See Document 4 for pricing quantities*

**3/A/18 Shower Rail & Curtain:**

* Supply & fix new Shower Curtain including new rail & curtain rings complete, fixed securely into wall and/or ceiling to suit bath layout, securely fixed to walls with non-corrosive screw & plugs. The shower rail to be a Saracen pre-formed aluminium rail, with an internal hook & gliding system.
* Colour – White or silver

\*Note – Contractor to provide a ‘sample’ model, to be agreed, prior to commencement & installation.

**3/A/19 Plug & Chain**

Supply & fix stainless steel compatible plug chain and waste overflow to new bath.

**3/A/20 W.C.**

* Supply & fix into position new vitreous china close coupled toilet pan & cistern with dual flush, from **Twyford Bathrooms, - Alcona** range(or equal and approved). White colour. To be installed as per manufacturers recommendations.
* Horizontal Bottom outlet as required for existing outlet position
* ‘Flushwise’ cistern assembly
* Seat & Cover bottom fix stainless steel hinges
* WC outlet connector as required by existing position of soil stack
* P traps are ‘Twyford’ STD WC HO, white, part number CC1138WH.
* S traps are ;Twyford’ STD WC S, white, part number CC11331WH.
* S or P turned trap connector
* Bottom outlet as required

**3/A/21 Wash Hand Basin**

* Supply & fit vitreous china white wash hand basin and pedestal from **Twyfords STD Basin 560-2T –** White, CC4212WH. 22” x 16” (or equal and approved). Weight 12.8 Kg. To be installed as per manufacturers recommendations.
* Pedestal from **Twyford,** white, part number GR4910WH. To be installed as per manufacturers recommendations.
* Size of wash hand basins may be determined by site conditions and space available, max 22” - min 16” wide. 22” to be fitted as standard.
* Supply & fit ½” **Pair of taps new** **‘Bristan Design Utility Lever’ basin taps (DUL ½ C)**.
* Supply & fix stainless plug and chain and waste overflow to new wash hand basin
* Wastes taken elsewhere

**3/A/22 Wash Hand basin to Separate W.C./Second W.C.**

* Supply & fit vitreous china white ‘rinse’ hand basin and pedestal from **Twyford Bathrooms, - Alcona** range 9or equal and approved). White colour. To be installed as per manufacturers recommendations.
* Washbasin 400 x 290mm with 1 nos tap hole
* Wall Bolts
* Chrome bottle trap with extension
* Supply & fix Siron basin monobloc tap with push button waste
* *See Document 4 for pricing quantities*

**Manufacturers Details**

Twyford Bathrooms,

Lawton Road,

Alsager,

Stoke-on-Trent ST72DF

<Tel:01270> 873864

www.twyfordbathrooms.com

\*All bathroom’s fittings to be fitted in accordance with manufacturer’s instructions.

\*Alternative manufacturers fittings & materials to be equal in quality, standards and must be approved by the CA/PM before fitting.

**3/A/23 COMPATIBILITY OF COMPONENTS**

* General: Each sanitary assembly must consist of functionally compatible components,
* Preferably obtained from a single manufacturer.
* Exceptions: None

**3/A/24 Wall Tiling**

* Provide and apply new wall tiles so that they ‘*fall*’ on to the top face of the rim of the basin and bath. Include for tiling in new trim as below. Allow for tiling to extend beyond the sides of the basin by no less than ¼ of a tile, using whole tiles (or as far as a door frame or equal and approved feature allows). Seal basin/bath rim on to the tiles with white silicone-based bathroom sealant with fungicide, ensuring that the sealant floods and fills the 2-3mm gap between the bottom edge of the wall tiles and the top face of the basin.
* Provide & fix new TRIMLUX tile trim (*type 2*) to perimeter of bath at junction of bath and walls. New type 2 trim to be laid/bedded on silicone behind the tiles. Corner joints to be ‘mitred’ and solid filled with silicone. Installed strictly to manufacturer’s instructions. Equal & approved alternative to be agreement with CA only.
* Wash hand basin to bathroom - Allow for a height of new tiles of at least 450mm above the basin in whole tiles.
* Bath/shower area - Allow for full height of new tiles.
* Cut & fix ‘splashback’ above all wash hand basins min one course.
* Clad all pipe casing, cupboards sides etc with new tiles where they occur within the bath/shower area.
* All cuts and fixings to be strictly in accordance with manufacturer’s instructions.
* *All as detailed in 3/A/25 below*

**3/A/25 CERAMIC TILING**

**Tiling to Bathrooms:**

* ***Description:*** *Full height above bath/shower area, including returns and ductwork.*
* ***Tiles:*** *Gazed ceramic wall tiles to BS 6431, white “satin” finish.*
* ***Size and thickness:*** *Nominal 150mm x 150mm x 6.5.mm*
* ***Background/Base:*** *Varies - a mixture of existing plaster/plasterboard on brick/block or stud walls or timber faced ducts etc.*
* ***Preparation:*** *remove existing tiles.*
* ***Adhesive:*** *Ribbed adhesive bed as clause 50 using “Bal-Wall Blue Star” adhesive by Norcros Adhesives Ltd (or equal and approved).*
* ***Joint width:*** *3mm spacer lugs.*
* ***Grout:*** *“Bal-Superflex” by Norcros Adhesives Ltd (or equal and approved).*
* ***Accessories:*** *White mould-resistant silicone sealant at joints with pipe ducts and at internal corners.*
* ***Other requirements:*** *Manufacturer’s round-edge or glazed edge tiles to all exposed edges/corners etc.*

**Existing Backgrounds/Bases Generally**:

* *Remove efflorescence, laitance, dirt and other loose material by thoroughly dry brushing.*
* *Remove substances incompatible with bedding using suitable emulsion cleaner then wash with clean water.*
* *Remove all loose or defective areas and repair with materials compatible with background/base and bedding.*
* *Clean paint and other nonporous surfaces by washing with water containing detergent then with clean water.*
* *Where existing paint does not have satisfactory adhesion, remove by mechanical means. The use of paint strippers within enclosed rooms is not allowed*. *Should there be circumstances where this is the only way to achieve the required finish etc. The contractor must apply to the CA in writing and present details, COSHE assessments. They must receive the agreement in writing from the CA before proceeding.*

**Fixing Generally:**

* *Avoid unintended colour/shade variations within the tiles for use in each area/room.*
* *Check that adhesive is compatible with background/base.*
* *Cut tiles neatly and accurately.*
* *Fix tiles so that there is adhesion over the whole of the background, base and tile backs.*
* *Before bedding material sets make adjustments necessary to give true, regular appearance to tiles and joints.*
* *Variations in gap under a 2m straightedge (with feet) placed anywhere on the surface to be not more than 3mm.*
* *Clean surplus bedding material from joints and face of tiles.*

**Setting Out:**

* *Joints to be true to line, continuous and without steps.*
* *Joints on walls to be truly horizontal, vertical and in alignment round corners.*
* *Cut tiles to be kept to the minimum, as large as possible and in unobtrusive locations.*
* *Joints in walls to be in alignment.*

**Ribbed Adhesive Bedding To Walls**:

* *Apply 3mm floated coat of adhesive and trowel to a ribbed profile using the recommended notched trowel. Press tiles firmly into adhesive with a twisting sliding action*.

**Grouting:**

* *Allow bedding to harden sufficiently before grouting.*
* *Ensure that joints are 6mm deep (or the depth of the tile if less), and are free from dust and debris.*
* *Fill joints completely, tool to an approved profile, clean off surface and leave free from blemishes.*
* *Polish wall tiling with a dry cloth when joints are hard*.

**Material;** *Satin White Ceramic*

* *Minimum 6.5mm Thick*
* *EN ISO 10545 tolerances, complies*
* *EN ISO 10545 stain resistance Class 3 or better*
* *EN ISO 10545 chemical resistance Class B or better*

**3/A/26 Carpentry, Duct Cover & Trims**

* Supply and fix new pipe casings to match existing or all missing areas as a result of the new bathroom layout design. Prime backs and edges before fixing *ne 500mm.*
* Renew, missing or damaged sections. Splice in with new to match existing (prime backs and edges before fixing): In small sections *ne 300mm*  
  *See Document 4 for pricing quantities for skirtings & architraves*

**3/A/27 Duct Cover, Pipe Casings & Trims**

* Supply & fix new 25x30mm tanalised s.w. timber framing to all previously encased pipework/ductwork or new pipework or and end of bath. Clad with 12.5mm GTEC Aqua board. All pipework/ductwork/bath end panels fall within the area of the shower/bath it must be clad with new ceramic wall tiles. *Include for 1.7 meter x 350mm x 200mm of new or replacement ductwork.  
  See Document 4 for other pricing quantities for ductwork*
* Where a duct contains services that run from ground to roof level passing through compartment floors. These shall be clad in ½ hour fire protection board (not plasterboard) ‘superlux’ or similar approved.
* *See Document 4 for pricing quantities for fire protection works*

**Doors**

* + Take of existing door to bathrooms & W.C.s trim of bottom of door and ensure smooth running over new flooring. Rub down with glass paper to remove sharp edges & rehang correctly using new brass butts and screws.
  + Supply and cut in new ‘perko’ door closures, to bathroom door and w.c. doors

**3/A/28 Bathroom & W.C. Decoration**

* Prior to decoration, & for decoration purposes, REMOVE & REISTATE, c/h radiator, on completion.
* Wash down walls, ceilings, woodwork and copper pipework; fill small holes, cracks etc, prepare and redecorate rooms with emulsion paint to walls, ducts and ceilings and gloss paint or stain to woodwork and pipework *all as detailed performance section*
* Strip paper (including multi-layers) to walls and partitions etc; and leave ready for decoration
* Strip polystyrene tiles from ceilings; remove adhesive and scrape/sand down level; make good, apply sealer to any remaining adhesive and leave ready for decoration. Where adhesive is impracticable to remove CA to be informed with a request for further instruction.
* All existing ‘*Textured coatings’* to ceilings are to be treated as containing asbestos. **They are not to be disturbed, drilled through or removed**. This is to be carried out by RBG’s specialist contractor. Should the ceiling appear to be sound, and free from any visual defects. It is to be gently washed with none abrasive cleaner & cloths. Allowed to dry & paint with 2 coats of white matt emulsion.
* *See Document 4 for pricing quantities for new ceilings & asbestos removal*
* All operatives attending site, must have must have had UKATA certificated Asbestos Awareness training in the last 12 months.
* *All as detailed in 3/A/29 below*

**3/A/29 Painting/Clear Finishing**

**Decorations & Wall Finishes**

* ***Generally*** *- Prepare all surfaces and decorate all new and previously decorated surfaces with base coat plus 2 coats of Crown bathroom paint and gloss to woodwork*

**Gloss Paint to New Internal Joinery & Metalwork:**

* ***Manufacturer:*** *Crown – Trade Water Based System or similar approved.*
* ***Surface(s):*** *Sanded softwood and paint grade plywood. Copper pipework.*
* ***Preparation:*** *As clauses ‘preparation generally’*
* ***Initial coat(s):*** *Knot and prime.*
* ***Finishing coats:*** *1 undercoat and 2 quick drying gloss finish coat.*

**Gloss Paint to Existing Internal Joinery & Metalwork**:

* ***Manufacturer:*** *As above.*
* ***Surface(s):*** *Previously painted softwood and plywood. Copper pipework etc.*
* ***Preparation****: As clauses ‘preparation generally’ Remove mould growth etc as above.*
* ***Initial coat(s):*** *Knot and prime or patch prime and bring forward.*

**Walls**:

* ***Manufacturer:*** *As above.*
* ***Surface(s):*** *Previously painted surfaces/repaired plaster or new lining paper* ***Preparation:*** *As clauses ‘preparation generally’. Remove mould growth etc as clause.*
* ***Initial coat(s):*** *1 mist coat.*
* ***Finishing coats:*** *2 coats of fungicidal vinyl silk emulsion*.

**Ceilings**:

* ***Manufacturer****: As above.*
* ***Surface(s):*** *As clause 15 (or sound plaster/existing textured finishes).*
* ***Preparation:*** *As clauses ‘preparation generally’, Remove mould growth etc*
* ***Initial coat(s):*** *1 mist coat.*
* ***Finishing coats:*** *2 coats of silk emulsion*.

**Open Joist Ceilings:**

* ***Timber Surface(s):*** *Previously painted or stained joists.*
* ***Preparation:*** *As clauses ‘preparation generally’*
* ***Paint finish:*** *Manufacturer as clause*
* ***Initial coat(s):*** *Knot and prime or patch prime and bring forward.*
* ***Finishing coats:*** *1 undercoat and 1 quick drying gloss finish coat*.
* ***Stain finish:*** *Manufacturer Sikkens - Water Based Interior Woodstain (or similar).*
* ***Finishing coats****: 2 or 3 coats of “Cetol – BL Décor” depending on the existing colours.*
* ***Ceiling Surface(s):*** *Previously painted boarded ceiling linings*.

**Colours:**

* ***Colour/pattern:*** *Paint colours for the wall decorations will be chosen by residents from the Dulux “Colour Dimensions” range up to four colours as displayed on the sample boards as provided by the RLO, who shall obtain residents’ agreement to their selected colour choices as part of their pre-access survey.*
* ***Ceiling:*** *colours will be brilliant white.*
* ***Internal joinery****: will generally be brilliant white although ducts and the like are to match adjacent colours.*

**Preparation - Generally**

* *To BS 6150, Section 4.*
* ***Preparation materials****: Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.*
* ***Substrates:*** *Sufficiently dry in depth to suit coating.*
* ***Remove:*** *Efflorescence salts, dirt, grease and oil:*
* *Joints, cracks, holes and other depressions: Fill with stoppers/fillers. Abrade to a smooth finish.*
* ***Surface irregularities:*** *Abrade to a smooth finish.*
* ***Remove:*** *Dust, particles and residues from abrasion:.*
* *Doors and other moving parts: Ease before coating. Prime resulting bare areas*.

**M60/Mould Remova**l

* ***Surface mould growth:*** *Wash down with one or two coats of household bleach and rinse with clean water or remove with assistance of biocidal solution. Apply residual effect biocidal solution to inhibit re-growth.*

**Previously Coated Surfaces Generally**

* ***Preparation:*** *To BS 6150, Section 6.*
* ***Removing coatings:*** *Do not damage substrate and adjacent surfaces or adversely affect subsequent coatings.*
* ***Loose, flaking or otherwise defective areas:*** *Carefully remove to a firm edge.*
* ***Alkali affected coatings:*** *Completely remove.*
* ***Discovery:*** *Give notice to MC and CA and agree decorating procedures of:*
  + *Coatings suspected of containing lead.*
  + *Substrates suspected of containing asbestos.*
  + *Significant rot, corrosion or other degradation of substrates.*
* ***Retained coatings****: Thoroughly clean. Abrade gloss coated surfaces to provide a key.*
* ***Partly removed coatings:*** *Apply additional preparatory coats.*
* *Completely stripped surfaces: Prepare as for uncoated surfaces.*

**Fixtures:**

* *Before commencing work, remove all existing and retained fixtures and fittings, set aside and replace on completion*.

**Timber Preparation:**

* ***General:*** *Abrade to a smooth, even finish with lightly rounded arrises.*
* ***Degraded or weathered surface timber:*** *Abrade to remove.*
* ***Degraded substrate timber:*** *Repair with sound timber of same species.*
* ***Heads of fasteners:*** *Countersink sufficient to hold stoppers/fillers.*
* ***Resinous areas and knots****: Apply two coats of knotting.*
* ***Defective primer****: Abrade back to bare timber.*

**Steel Preparation**

* ***Corrosion and loose scale:*** *Abrade back to bare metal.*
* ***Residual rust:*** *Treat with a proprietary removal solution.*
* ***Primer:*** *Apply as soon as possible.*

**Copper**:

* *Clean surfaces, remove grease and lightly abrade with fine abrasive paper and white spirit; apply etching primer where recommended by the coating system manufacture*

**Plaster Preparation**

* *Nibs, trowel marks and plaster splashes: Scrape off.*
* *Over-trowelled ‘polished’ areas: Abrade lightly*.

**Coating Generally**

* ***Application:*** *To BS 6150, Section 5.*
* ***Conditions:*** *Maintain suitable temperature, humidity and air quality.*
* ***Surfaces:*** *Clean and dry at time of application.*
* ***Thinning and intermixing:*** *Not permitted unless recommended by manufacturer.*
* ***Priming coats:*** *Apply as soon as possible on same day as preparation is completed.*
* ***Finish:*** *Even, smooth and of uniform colour. Free from brush marks, sags, runs and other defects. Cut in neatly*.

**3/A/30 Sealant Pointing**

**To Wall Tiling/Bath/Flooring Etc:**

* *Apply silicone sealant to all exposed edges around bath basin W.C. ducts pipe casing etc where water can damage the surface below and around. Apply to other areas to give decorative finish.*
* ***Sealant:*** *Silicone based to BS 5889, Type B with fungicide. Dow Corning 785+ or similar approved.*
* ***Colour:*** *White.*
* ***Application:*** *- Substrate: Dry.*
* ***Sealant application:*** *Fill joints completely and neatly, ensuring firm adhesion to substrates.*
* ***Sealant profiles:*** *- Butt and lap joints: Slightly concave.*
* ***Fillet joints:*** *Flat or slightly convex.*
* ***Protection:*** *Protect finished joints from contamination or damage until sealant has cured.*

**Concealed Joinery Surfaces**:

* ***General****: After priming, apply additional coatings to surfaces that will be concealed when fixed in place*.

**Doors:**

* *Prime and paint bottom edges and re-hang*.

**Completion:**

* *Ensure that doors and other moving parts move freely. Remove all masking tape and temporary coverings*.

**3/A/31 Floor finish**

* Make good floor any type and apply latex levelling compound to concrete floor or 6mm WBP plywood to floors as appropriate. Surface should be free of damp, dust and primed with Uni Bond super PVA Adhesive sealer and primer. EAN.5010383000158.
* Provide and lay **POLYFLOR XL PU 3900** sheet vinyl to bathroom and w.c. complete including under bath panels up to new or existing skirting’s and mastic seal on joint, all fitted as per to manufacturer specification.
* The new floor covering is to be installed with a 50mm upstand, including fillet, behind bath panel
* Provide & lay new 50 x 100mm timber bearers, on new flooring to support new bath
* Use only manufacturer’s approved adhesives.
* Residents to be given a choice of 4 colours.
* Finish at door threshold with new metal edge trim
* All as section 3/A/32 below:

**3/A/32 Vinyl Floor Tiling**

* Vinyl tiling On Existing Screed Or Quarry Tiles:
  + **Location:** *Bathrooms & W.C’s and any adjoining cupboards.*
  + **Base**: *Existing screed or quarry tiles on concrete base*.
  + **Preparation:** *Remove various loose and fixed resident’s coverings complete (i.e. carpets, vinyl/lino etc); make good any cracks or holes in screed. Prepare as clause 30, clean and degrease as recommended by chosen floor-covering manufacturer. Where existing asbestos thermoplastic/pvc floor tiles exist and are firmly bonded these are to be left in-situ, remove loose tiles bag up and remove; comply with RBG asbestos procedures. Prepare as clause 48, clean and degrease as flooring manufacturer's recommendations*.
  + **Underlayment:** *Smoothing compound.*
  + ***Sheet****:*
  + **Floor Coverings*:*** *POLYFLOR XL PU 3900 Sheet Vinyl floor covering*
  + **Thickness*:*** *2.5mm*
  + **Colour/pattern:** *Residents' choice from a range up to four colours selected from the chosen floor-covering manufacturer’s standard range as displayed on the sample boards as provided by the kitchen supplier, who shall obtain residents’ agreement to their selected colour choices as part of their pre-access survey.*
  + **Adhesive and primer:** *As recommended by chosen floor-covering manufacturer.*
  + ***Finishing****: Clean as recommended by chosen floor-covering manufacturer.*
  + ***Special requirements****:*
    - *Extend vinyl below kitchen/bath unit/ plinths to abut walls seal joint.*
    - *Clear silicone sealant around perimeters and at junctions with plinths etc.*
    - *Proprietary SAA edging trim across dividing floor areas/carpet finishes in open plan kitchen/diners.*

* **VINYL TILING ON EXISTING TIMBER FLOOR**:
* ***Location:*** *Kitchens/Bathrooms/W.C and any adjoining cupboards.*
* ***Base:*** *Existing floorboards, plywood or chipboard.*

* ***Preparation:*** *Remove various loose and fixed residents’ coverings complete (i.e. carpets, vinyl/lino etc) including plywood/hardboard underlay where fitted. Inspect floor surface and joists below for suitability to receive new floor finish; where existing asbestos thermoplastic/pvc floor tiles exist and are firmly bonded these are to be left in-situ, remove loose tiles bag up and remove; comply with RBG asbestos procedure. Prepare as clause, clean and degrease as recommended by chosen floor-covering manufacturer.*
* ***Underlayment:*** *Plywood as previous.*
* ***Sheet:*** *All as previous.*
* ***Adhesive (and primer if recommended by manufacturer):*** *As recommended by chosen floor-covering manufacturer.*
* ***Finishing:*** *As recommended by chosen floor-covering manufacturer.*
* ***Special requirements:*** *as previous.*
* **Preparation Of Concrete/Screed Bases:**
  + *Bases must be dry and clean.*
  + *Remove all high spots, nibs and irregularities. Apply smoothing compound as necessary to provide a smooth even surface free from abrupt changes in level.*
  + *Apply primer/bonding coat or agent if recommended by the adhesive manufacturer and allow to dry thoroughly before laying floor.*
* **Smoothing Compound**: *Fast drying self-levelling latex and smoothing underlayment on primer as recommended for the purpose by the manufacturer. Mix and lay in accordance with manufacturer’s recommendations*.
* **Existing Floor Covering to Be Removed:** *Remove covering and as much adhesive as possible. Skim with smoothing compound to give a smooth, even surface.*
* **Existing Floor Covering to Be Overlaid**: *Make good by patching or filling with smoothing underlayment compound to give a smooth, even surface. Clean and degrease floor coverings to remove traces of polish and any other contaminants etc*.
* **Plywood Underlay for Sheet Finishes**:
* *To an approved national standard.*
* *Bonding quality to BS EN 314:Part 2:Class 3.*

* *Appearance class to BS EN 635: Class II.*
* ***Finish:*** *Sanded.*
* ***Thickness****: 4mm.*
* ***Sheet size:*** *1200 x 1200.*
* *Ensure that existing floorboards are securely fixed and acceptably level. Remove or fill any gross irregularities. Punch in any protruding fastenings.*
* *Lay sheets with cross joints staggered such that no joint within the base and underlay is coincident and with a 0.5-1mm gap between sheets.*
* *Fix with 25mm annular ring shanked or twisted shank nails or divergent staples, commencing at the centre of one side of each sheet, at 150mm grid centres over the area and 100 mm centres along perimeter, set in 12mm from edge.*
* *Ensure that fastenings are driven well in, with heads set flush with surface and do not project through underside of base.*
* **Laying Coverings:**
* *Bases must be rigid, dry, smooth and free from grease, dirt and other contaminants before coverings are applied.*
* *Use a primer where recommended by adhesive manufacturer. Allow to dry thoroughly.*
* Adhesive, when not specified otherwise, to be as recommended by chosen floor-covering manufacturer. or, in the absence of such recommendation, to be approved.
* *Before laying commences thoroughly condition materials as recommended by relevant manufacturer.*
* *Finished coverings must be accurately fitted, tightly jointed, securely bonded, smooth and free from air bubbles, rippling, adhesive marks, stains, trowel ridges and high spots.*
* **Finishing Vinyl Floors:**
  + *Protect flooring to prevent damage before completion.*
* *Remove all scrap, dust and dirt. Carefully remove adhesive and other marks from coverings and adjacent surfaces, using approved cleaning agents and methods.*
* *Wash floor using mops dampened with water containing neutral detergent. If necessary, lightly scrub heavily soiled areas using a brush or synthetic fibre web pad.*
* *Thoroughly rinse with clean water, removing surplus and allow to dry.*

**Fire Stopping To ducts**

**3/A/33 Fire Sealant around pipes and services**

* Where duct and pipes are exposed with a gap through the compartment wall and or floor, with a risk of smoke/fire passing through, these must be sealed with materials from Nullifire:
  + **Large gaps** – B747-50 coated batts
  + **Smaller gaps** – M701 intumescent acrylic sealant
* Must be installed strictly as per manufacturer’s instructions
* Where service pipes/duct pass through one compartment floor (or wall) or dwelling and into another or into a common area the gaps around the pipes must be sealed from the passage of flame and smoke.
* Must comply with current Building Regulations Part B3
* Must also take into account the prevention of vermin travel & attack by vermin.
* To ensure that these areas have been fire sealed they must be inspected by CA/COW before duct covers etc are boxed in.
* *See Document 4 for pricing quantities*

**3/A/34 Fire Certification**

* All the above fire sealant works must be issued with the relevant Fire Certificates for all works under a third party Accredited Scheme with Warrington Fire and Research (FIRAS).

**Manufacturers Details**

* **Nullifire,**

A Division of Tremco illbruck Coatings Ltd  
Torrington Avenue  
Coventry  
CV4 9TJ  
England

Tel: +44 (0) 2476 855 000

Fax: +44 (0) 2476 469 547

Email: [protect@nullifire.com](mailto:protect@nullifire.com)

Electrical Works to Bathrooms including separate W.C. and/or located on different floor levels.

**3/A/35** Scope of works

* The design of the electrical works shall include:
  + testing of the existing lighting system to bathrooms and separate W.C’s including location on different floor levels and replace if required.
  + installation of new electric shower unit.
  + install or replacement with new extractor fan & wiring where required.
  + The Shower and fan isolators to installed at high level.
* Part rewiring work shall include the design, supply, installation, connection, testing and commissioning of new cabling to completely replace the existing cabling, new electrical accessories to replace all the existing electrical accessories including switches, lighting points, additional new fuse boxes (as necessary) earthing and bonding as required and accessories, all as defined in the specifications.
* See Section 3/D/ for all rewire specification details. Any contradiction/differences or queries between the rewiring details in this section and the details in 3/D/ should be brought to the attention of the CA/PM as soon as possible.

**3/A/36 Electrical Shower Unit**

* Supply and fit Mira Advance 9.0 Flex Thermostatic Care Approved Electric Care shower 9.0 KW. Electric showers, including copper pipework and isolation valve (in accordance with Mira Shower specification). Including in the installation of the shower unit a full-bore local isolation valve on a mains water supply of minimum 1 bar maintained water pressure (to be confirmed by approved installer. Product Code: 1.1643.005
* Carry out electrical wiring for new shower back to existing consumer unit to comply with 17th edition electrical reg
* Shower – Complete new circuit back to CCU with isolation switch to outside of bathroom
* Extract fan – New or existing supply from lighting circuit protected with RCD
* Install the included adjustable shower head/hose as per manufacturer’s instructions.
* Adapt/extend from existing main or down service (dependant on height of building) new copper cold supply feed to new shower unit & with isolation valves to all serviceable components. Include for new 22mm copper *ne 2.0LM.*
* Installation into any high-rise tower blocks to consider impact on existing gas, water, & electrical mains & supply.
* *See Section 4 for pricing quantities*

This shall be deemed to include testing and the submission of relevant test certificates, and the completion of all snagging items to the entire satisfaction of the CA  
  
**Manufacturers Details:**

**Mira Showers**

Telephone:

0844 571 5000

Kohler Mira Ltd  
Cromwell Road  
Cheltenham  
Gloucestershire  
GL52 5EP

**Extractor Fans**

**Generally - Bathroom  
  
3/A/37 Existing Fan –**

* The contractor is to check & test the running operation of the existing fan. This is to include:
  + *Electrical test;* Test & ensure the fan is connected & working correctly & safely.
  + *Maintenance;* Removal of access covers, dismantling & cleaning filters & re-fxing
  + Report any defects to site team
  + *See Document 4 for pricing quantities*

**3/A/38 Existing Fan Replacement**

* The contractor must be aware of the requirements and variations of fitting a extract fan.
  + Replacement of existing defective fan – As existing *through the wall*.
  + Complete new installation - through the wall.
  + New installation, Insufficient wall space in the bathroom - ducted
  + *Not required –* where through the double glassed unit installed.
  + *Not required –* where central ducting system installed (to bathrooms)
  + *Not required –* where over window head fan installed.

**3/A/39 Replace Existing Fan - through the wall**

* Carefully remove existing extract fan and cables from wall back to spur point and cart away. Fix new cable to existing spur point. Supply & fit into existing vent hole new SELV rated extract fan from **Vent-axia** model no’s VA100 including flue terminal kit. Fix new cable to existing spur point. (Provisional allowance for new spur point & supply to be priced within Document 4 Provisional quantities)
* Before connection test existing circuit & connect new fan & leave running as per manufacturers recommendation’s
* Test new installation & issue certification upon completion.
* All fan units and their associated wiring and controls shall be installed in accordance with the Current edition of BS 7671 IEE Wiring regulations, the current edition of the Building Regulations part P Electrical safety, and part F ventilation
* It shall be the contractor’s responsibility to site units to final positions and ensure that units do not compromise, any Gas appliances, flu outlets/termination, door or window openings, structures, lintels, etc. and carry out as required spillage tests, to confirm compliance.  
    
  **New installation through the wall**
* Carefully drill 102mm dia hole through wall of various types of brick, brick/block, reinforced concrete. Carry out pre-inspection to ensure that the wall is able to be drilled successfully and safely. It is the responsibility of the contractor to ensure the above drilling is safe if there is any doubt this must be referred to the CA/PM. Core drill must be fitted with dust collection system. Clean up all debris etc. and cart away.
* Where fan units cannot be installed directly to external walls they may be ducted to a more suitable position via an adjacent room or cupboard or loft space.
* Particular care shall be taken when siting and installing units so as to avoid interference with external pipework, ducting, flues, vents, cable television networks, television aerials and their cables, wiring, cabling, trunking, conduits, drains etc, in whatever manner they are installed.
* All holes made for extractor units, fixings, and cables-ways, shall be made good to a true and level finish and match the existing area.
* The Contractor will be required to provide risk assessments and method statements for inclusion within the Health and Safety plan, prior to commencement of works.
* On the completion of works the contractor shall provide fully completed NICEIC or similar approved minor works certificate for **each** kitchen and **each** bathroom installation. If a completely new circuit is installed for either of the above a fully completed NICEIC or similar approved Electrical Installation Certificate will be required.
* During the course of the works the Contractor shall inform the Contract Administrator of any items, accessories or parts of the existing installation which require improvement and have come to light during the normal course of the proposed installation.
* Supply and fit new SELV rated extract fan from Vent-axia model nos VA100
* *See Document 4 for pricing quantities*
* Before connection test existing circuit & connect new fan & leave running as per manufacturers recommendation’s
* Existing airbricks shall not be used to house extractor fan units without the specific permission of the CA
* Final positions of the extract units will be made in consultation with tenants and the CA.
* The Contractor should be aware and allow for within their costs, where tenants are elderly, infirm or disabled they shall have the option of a more accessible position of controls for extractor fan units. The wiring to these units shall be installed in white high impact mini trunking installed within room corners, skirting boards and door architraves so as to be as neat and inconspicuous as possible and avoid the need for excessive trunking runs.  
   **Manufacturers Details**

Vent-Axia Limited,  
Fleming Way,  
Crawley,  
West Sussex,  
RH10 9YX,  
United Kingdom

* **Domestic and Commercial Enquiries**
* Tel: +44 (0)844 856 0590  
  Fax: +44 (0)293 565169

**3/A/40 Wiring and fittings**

* The bathroom shower unit circuit shall be protected by means of a 30mA residual current device. The RCD shall form a Modular Section of the Consumer Unit
* The lighting installation within each dwelling shall comprise the lighting points and switches and shall be wired using flat twin and CPC PVC/PVC cable throughout.
* Particular attention is drawn to the Contractor that 1 flat twin and CPC PVC/PVC cable with RED conductor insulation shall be used for wiring to all one-way switch positions.
* General lighting switches shall be of the flush mounted, rocker pattern with all insulated white plates. Single pole, two way and multi-gang switched shall be provided as necessary. Lighting switches shall be in accordance with BS EN 60669-1.
* Lighting switches shall generally be positioned in existing positions or at 1200mm (AFL) to the centre of the switch or at a height as existing to minimise disturbance of decoration.
* Each lighting point shall comprise a white ceiling rose, 300mm length of white PVC sheathed flexible cord and a white heat resisting PVC lamp holder, complete with integral automatic safety switch cable grip and skirt. In bathrooms, walk-in cupboards and separate toilets, a white batten type lamp holder shall be provided complete with H.O. skirt and patress.
* Bathroom light fitting with low energy bulkhead fitting 2D shall comply with BS EN 61184, and BS EN 60238. Light fitting to be enclosed fitting complete with an energy saving bulb.
* Ceiling roses shall be white all insulated pattern with shrouded ‘loop in’ terminals and supplied with a separate flange ring. Ceiling roses shall comply with BS 67.
* Break joint rings shall be used in conjunction with all ceiling roses/batten holders.
* Where existing flush switch points cannot be reused, the Contractor shall install a surface box suitable for terminating mini-trunking to the right, left or centre.
* Where tenants have installed their own lighting fittings to an existing lighting point, the Constructor shall remove the fitting, rewire the point and re-connect the fitting. Before removing the fittings, the Constructor shall inform the tenant that the fitting is being removed at the tenant’s risk and that neither the Client nor the Constructor accepts any responsibility for damage to the fittings.
* Where a fitting is faulty or does not comply with the current standards (e.g., earthing terminal etc.,) the Constructor shall inform the tenant, disconnect the fitting, rewire the point and fit a ceiling rose and pendant or batten holder.
* No mini trunking is to be run above bath for shower unit.
* The fused spur for shower is to be installed at high level in hallway outside bathroom.
* The method of wiring throughout the installation shall comprise PVC insulated and sheathed flat twin cable with bare CPC. No junction boxes shall be used, and all connections shall be made at switches, sockets, ceiling roses etc. The Constructor shall use existing conduits, roof spaces and floors voids where possible to install the new wiring which shall be concealed as much as possible. At locations where this is not possible, surface mounted mini trunking shall be non-intrusive. The installation shall be in accordance with this specification and to the approval of the CA

**3/A/41 EARTHING & BONDING**

* All earthing and bonding shall be carried out strictly in accordance with this specification and the particular requirements of the local Electricity Supply Company in respect of PME installations.
* The Constructor shall ensure that main equipotential bonding is available at the main earthing terminal linking with gas, water and central heating services in accordance with the IEE Wiring Regulations. Otherwise, the Constructor shall supply and install main equipotential bonding to these services.
* Supplementary Bonding shall be supplied and installed by the Constructor at all sink, baths, showers, tanks and immersion heater pipes as detailed in this specification. At positions where a radiator is accessible with exposed conductive parts or other extraneous conductive parts, the Constructor shall provide and install supplementary bonding unless the connecting pipes are electrically connected to main equipotential bonding through negligible impedance.
* The existing installation at the dwellings is TNC-s. The earthing conductors, supplementary bonding conductors and circuit protective conductors shall be segregated from the neutral conductor within the consumer installation. All exposed conductive parts shall be connected to their respective circuit protective conductors. All such conductors shall be identified with green/yellow sleeving
* See Section 3/D/ Rewires for details information.